



Community Development Department
111 North 100 East
Washington City, UT 84780
Phone (435) 656-6325
Fax (435) 656-6371
www.washingtoncity.org

Minutes
WASHINGTON CITY PLANNING COMMISSION
May 6, 2015

Present: Commissioner Smith, Commissioner Shepherd, Commissioner Williams, Commissioner Papa, Commissioner Henrie, Commissioner Martinsen, Drew Ellerman, Lester Dalton, Kathy Spring, Kirk Barker, Karl Larsen, Brandee Walker, Larry Hancock.

Meeting called to order: 5:35 P.M.

Invocation: Commissioner Shepherd

Pledge of Allegiance: Commissioner Smith

1. APPROVAL OF AGENDA

A. Approval of the agenda for May 6, 2015.

Commissioner Shepherd motioned to approve the agenda for May 6, 2015.

Commissioner Williams seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of the minutes from April 15, 2015.

Commissioner Williams motioned to approve the minutes from April 15, 2015.

Commissioner Papa seconded the motion.

Motion pass unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. FINAL PLAT

A. Consideration and recommendation to City Council for the Washington Vista Phase 1A final plat located at approximately 1960 North 770 West. Applicant: Matthew Lowe

Background

The applicant is requesting approval of a final plat for the Washington Vista, Phase 1A subdivision, located at approximately 1860 North 770 West. This particular subdivision

is proposing 8 lots on an area covering 2.612 acres. The specific location of this subdivision is zoned Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10). The Preliminary Plat was approved back on May 25, 2012.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Washington Vista, Phase 1A subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
6. There is an Open Space/Underground Detention area on the south side of Lot #1 that needs to be shown as "No Build" with a HOA maintenance responsibility attachment in the General Notes section, and a blanket utility easement shown on the plat.

Commissioner Shepherd motioned to recommend approval to City Council with the findings and conditions of staff.

Commissioner Williams seconded the motion.

Motion passed unanimously.

- B. Consideration and recommendation to City Council for the Westgate Hills Phase 2D final plat located at approximately 100 North 1400 West. Applicant: Richard Rogers

Background

The applicant is requesting approval of a final plat for the Westgate Hills, Phase 2D subdivision, located at approximately 100 North 1400 West. This particular subdivision is proposing 8 lots on an area covering 4.62 acres. The specific location of this subdivision is zoned Planned Unit Development (PUD). The Amended Preliminary Plat was approved back on January 14, 2015.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved amended preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Westgate Hills, Phase 2D subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved amended preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

6. Fire hydrant flows must be verified prior to recording final plat, Developer to coordinate flow testing with engineer of record and Washington City Fire Department.

Commissioner Williams asked if there have been problems with the pressure.

Mr. Ellerman stated there has been and the last one came in good. This item and the next one will finish Westgate Hills.

Commissioner Henrie motioned to recommend approval to City Council with the findings and conditions of staff.

Commissioner Williams seconded the motion.

Motion passed unanimously.

- C. Consideration and recommendation to City Council for the Westgate Hills Phase 2E final plat located at approximately 150 North 1400 West. Applicant: Richard Rogers

Background

The applicant is requesting approval of a final plat for the Westgate Hills, Phase 2E subdivision, located at approximately 150 North 1400 West. This particular subdivision is proposing 9 lots on an area covering 4.66 acres. The specific location of this subdivision is zoned Planned Unit Development (PUD). The Amended Preliminary Plat was approved back on January 14, 2015.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved amended preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Westgate Hills, Phase 2E subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved amended preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.

3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms “Home Owners Association”, or “Property Owners” are used, they shall be changed to read as “Property Owners and/or Home Owners Association”.
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
6. Fire hydrant flows must be verified prior to recording final plat, Developer to coordinate flow testing with engineer of record and Washington City Fire Department.

Commissioner Williams motioned to recommend approval to City Council with the findings and conditions of staff.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

5. PRELIMINARY PLAT

- A. Public Hearing for consideration and recommendation to City Council for The Crossroads at Stucki Farms Preliminary Plat located at approximately 4800 South 900 East. Applicant: Karl Larson

Background

The applicant is requesting approval of a preliminary plat for The Crossroads at Stucki Farms subdivision, located at approximately 4800 South 900 East. The applicant is wishing to develop 65 lots on an area covering 18.9 acres. The location of this particular project is zoned Planned Community Development (PCD). The preliminary plat was originally approved back 2013, but has since expired due to lack any work done toward final plat application.

The proposed subdivision conforms to the approved PCD. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for The Crossroads at Stucki Farms subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the preliminary plat conforms to the PCD Zoning approval and the Subdivision Ordinance as conditioned.

Conditions

1. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscaped plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Commissioner Henrie stated he is impressed with the development, the engineer and the developer has done a great job.

Commissioner Smith opened the public hearing.

No response.

Commissioner Shepherd motioned to close the public hearing.

Motion passed unanimously.

Commissioner Shepherd motioned to recommend approval to City Council with the findings and conditions of staff.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

- B. Public Hearing for consideration and recommendation to City Council for The Homesteads at Stucki Farms Preliminary Plat located at approximately 4900 South 700 East. Applicant: Karl Larson

Background

The applicant is requesting approval for a preliminary plat for The Homesteads at Stucki Farms, located at approximately 4900 South 900 East. The applicant is wishing to develop 92 lots on an area covering 35.75 acres. The location of this particular project is zoned Planned Community Development (PCD). The preliminary plat was originally approved back 2013, but has since expired due to lack any work done toward final plat application.

The proposed subdivision conforms to the approved PCD. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for The Homesteads at Stucki Farms subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.

2. A final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscaped plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Commissioner Smith asked if the only change is to the Stucki Farm Parkway.

Mr. Ellerman replied yes.

Commissioner Williams asked if the Gibby property had any issues.

Mr. Ellerman stated there were some issues that were worked out and Mr. Gibby was satisfied.

Commissioner Smith opened the public hearing.

Larry Hancock stated he owns the property to the west. He asked for clarification of the two accesses.

Mr. Ellerman displayed the accesses on the overhead.

Mr. Hancock stated the accesses look good and he is satisfied with them.

Commissioner Papa motioned to close the public hearing.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Commissioner Papa motioned to recommend approval to City Council with the findings and conditions of staff.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

6. DISCUSSION ITEMS

- A. Discussion of project status and general information for the Planning Commissioners.

Drew Ellerman stated all the final plats will go next week to City Council.

Commissioner Henrie motioned to adjourn the Planning Commissioner meeting.

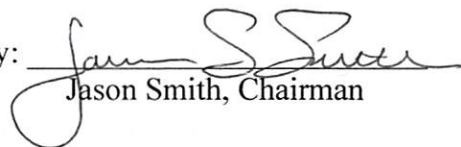
Commissioner Williams seconded the motion.

Motion passed unanimously.

Meeting adjourned: 6:03PM

Washington City

Signed by:


Jason Smith, Chairman

Attested to:


Kathy Spring, Zoning Technician